

Phase I Environmental Site Assessment

**South Tacoma Village
8601 & 8765 South Tacoma Way
Tacoma, WA 98499**

TABLE OF CONTENTS

E-10316

	<u>PAGE</u>
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION.....	3
1.1 Scope of Services	3
1.2 Site Description	3
2.0 SURFICIAL SOIL AND SUBSURFACE CONDITIONS.....	5
2.1 Geology	5
2.2 Groundwater	5
3.0 SITE RECONNAISSANCE	6
3.1 Site Observations.....	6
3.1.1 Underground/Aboveground Storage Tanks	7
3.1.2 Polychlorinated Biphenyls (PCBs)	7
3.1.3 Asbestos-Containing Material (ACM)	7
3.1.4 Lead-Containing Material (LCM)	8
3.2 Survey of Adjacent Properties	8
4.0 SITE HISTORY RESEARCH	9
4.1 Historical Site Use.....	9
4.2 Historical Off-Site Use	9
4.2.1 East Adjacent Property	9
4.2.2 South Adjacent Property	9
4.2.3 West Adjacent Property	9
4.2.4 North Adjacent Property.....	10
5.0 REGULATORY AGENCY RECORDS REVIEW	11
5.1 Subject Property	11
5.2 Surrounding Properties	11
5.2.1 National Priorities List (NPL).....	11
5.2.2 CERCLIS List	11
5.2.3 Hazardous Material Handlers (RCRA Facilities).....	11
5.2.4 Toxic Cleanup Program (TCP) List	11
5.2.5 Underground Storage Tank List (UST).....	12
5.2.6 Leaking Underground Storage Tank (LUST) List	12
5.2.7 Landfills - (SWF).....	13

TABLE OF CONTENTS, Continue

E-10316

6.0	CONCLUSIONS	14
7.0	STANDARD LIMITATIONS	15
8.0	LIST OF REFERENCES.....	16

ILLUSTRATIONS

Plate 1	Vicinity Map
Plate 2	Site Plan

APPENDICES

Appendix A	Site Photographs
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EXECUTIVE SUMMARY

(ECI) has performed a Phase I Environmental Site Assessment of the subject property in conformance with the scope and limitations of ASTM Practice E-1527-00. The following is a summary of our findings concerning potential environmental issues identified during our assessment of the subject property. This summary should be used for introductory purposes and the reader should refer to the report for further clarification.

Site Description: The subject site is located at 8601 / 8629 / 8765 South Tacoma Way in Tacoma, Washington. The subject property is presently occupied by a twenty-five (25) unit shopping center covering approximately 4.85 acres. The site is bounded to the north by 86th Street South and the KM Food Mart and Gas, on the east by multi-family housing, on the west by South Tacoma Way and retail properties and on the south by 88th Street South and retail and business properties.

Historical Research: Based on our review of the available historical information, the subject property has been various commercial and retail structures from 1946 to the present configuration.

Regulatory Agency List Review: The subject property was identified on the Department of Ecology's Underground Storage Tank Registration list (UST list) as the 'Korean Town Plaza'. The information indicates that at a time in the past there existed six underground storage tanks that were listed with the DOE. The information also indicates that all the tanks were removed but does not show a removal date. There is no historical information on any of the databases reviewed for this project, indicating where the tanks were located or if any environmental testing was performed.

There are no UST sites listed on the present Ecology Registered UST list that are located adjacent to the subject property. However, the north adjacent property, KM Food Mart and Gas, has three, operational underground storage tanks which are not listed on Ecology's Registered UST list. Presently it is unknown what the status of these tanks, if they have leaked or if they have affected the subject site.

In addition, regulatory agency lists reviewed for this report identified no other facilities or properties representing an environmental concern to the subject property.

Site Reconnaissance: ECI's site reconnaissance did not identify the presence of any aboveground or underground storage tanks (UST) on the subject property. There was no evidence of stained areas caused by spills of hazardous materials or signs of stressed vegetation on the site. There was no evidence of the dumping or disposal of solid waste or hazardous waste on the subject site. ECI observed the following materials as suspect asbestos containing materials: roofing, vinyl floor tiles and mastic, linoleum, ceiling tiles and wallboard and plaster. Other ACM materials may also be present onsite that could not be observed. Due to the age of the site structures it is possible that lead-based paint could be present on exterior and interior walls.

ECI has reviewed reasonably ascertainable historical records, environmental records, and regulatory databases. Based on the historical information reviews, the information revealed no evidence of Recognized Environmental Conditions in connection with the subject property. However, the information did reveal that the subject site had USTs in the past. Therefore, it is not known what impact these USTs have had on the subject property.

Based on the site reconnaissance, the north adjacent property, KM Food Mart and Gas, appears to be an unregistered UST site with no historical information available on the site's status or condition or if the USTs have had leaks in the past or present.

1.0 INTRODUCTION

(ECI) has completed a Phase I Environmental Site Assessment (ESA) of the subject site located at 8601 / 8629 / 8765 South Tacoma Way in Tacoma, Washington. This investigation was performed by ECI for EG&G Technical Services Inc. in accordance with our January 16, 2003 agreement, which was authorized on January 28, 2003. This report summarizes the project approach and findings.

1.1 Scope of Services

ECI conducted this Phase I ESA to evaluate the potential for contamination on the subject property resulting from past or present activities. The scope of work for this study was limited to the following tasks:

- A review of reasonably ascertainable information from various sources with respect to historical use of the property and its surroundings;
- A visual reconnaissance of the subject property, along with photographic documentation of selected points of interest;
- A review of regulatory agency lists; and
- Preparation of this written report.

The scope of the project did not include an audit of environmental regulatory compliance issues or permits.

1.2 Site Description

The site location is shown on the Vicinity Map, Plate 1. A general Site Plan for the subject site, with the surrounding properties, is presented on Plate 2. Photographs are included as Appendix A.

The subject site is located at 8601 / 8629 / 8765 South Tacoma Way in Tacoma, Washington. The subject property is presently occupied by a twenty-five (25) unit shopping center covering approximately 4.85 acres. The site is bounded to the north by 86th Street South and the KM Food Mart and Gas, on the east by multi-family housing, on the west by South Tacoma Way and retail properties and on the south by 88th Street South and retail and business properties.

The site lies in the southwest quarter of the northwest quarter of Section 31, Township 20 North, Range 3 East. The USGS Tacoma South Quadrangle indicates ground surface at the subject site averages approximately 280 feet (85.3 meters) above sea level. Overall, the site is approximately 4.85 acres in size, is flat and occupied by building footprints and asphalt parking.

2.0 SURFICIAL SOIL AND SUBSURFACE CONDITIONS

2.1 Geology

Geological information available for the site area indicates the shallow geology consists of recessional and proglacial stratified outwash sand and gravel containing silts and clays.

2.2 Groundwater

Based on the location of the subject site and its topography in relation to the Puget Sound, groundwater is assumed to be greater than 50 feet in depth. The assumed groundwater flow direction is approximately west toward the Puget Sound. Locally, isolated pockets of perched groundwater may exist above fifty feet. Fluctuations in groundwater levels are expected, depending upon seasonal variations in rainfall, surface water runoff, surface water infiltration, and other hydraulic factors. Actual groundwater conditions may vary due to site-specific subsurface conditions and local surface hydrology.

3.0 SITE RECONNAISSANCE

On February 12, 2003, ECI visited the subject properties to assess whether environmental conditions at the subject sites had been adversely impacted by past or on-going activities. The focus of our reconnaissance was to identify obvious visual signs of potential environmental contamination caused by current and/or historical property activities.

Our site reconnaissance included identifying the use and storage of hazardous substances, the potential presence of aboveground (AST) or underground storage tanks (USTs), stained floors or ground, and illegal dumping. ECI also walked the perimeter of the subject properties in order to observe adjacent properties and assess whether adjacent property uses may have adversely impacted environmental conditions on the subject properties.

3.1 Site Observations

The subject site is located at 8601 / 8629 / 8765 South Tacoma Way in Tacoma, Washington. The subject property is presently occupied by a 25-unit shopping center covering 4.85 acres. The site is bounded to the north by 86th Street South and the KM Food Mart and Gas, on the east by multi-family housing, on the west by South Tacoma Way and retail properties and on the south by 88th Street South and retail and business properties.

The site lies in the southwest quarter of the northwest quarter of Section 31, Township 20 North, Range 3 East. The USGS Tacoma South Quadrangle indicates ground surface at the subject site averages approximately 280 feet (85.3 meters) above sea level. Overall, the site is approximately 4.85 acres in size, is flat and occupied by building footprints and asphalt parking.

ECI's site reconnaissance did not identify the presence of any aboveground or underground storage tanks (UST) on the subject property. There was no evidence of stained areas caused by spills of hazardous materials. There was no evidence of the dumping or disposal of solid waste or hazardous waste on the subject site.

Based on the site reconnaissance and the historical information, it is not expected that current or past site use has resulted in an adverse environmental impact to the subject site.

3.1.1 Underground / Aboveground Storage Tanks

During the site reconnaissance ECI observed no visual evidence of aboveground or underground storage tanks on the subject site. The subject property was identified on the Department of Ecology's Underground Storage Tank Registration list (UST list) as the 'Korean Town Plaza'. The information indicates that at a time in the past there existed six underground storage tanks that were listed with the DOE. The information also indicates that all the tanks were removed but does not show a removal date. There is no historical information on any of the databases reviewed for this project, indicating where the tanks were located or if any environmental testing was performed. Therefore, it is not known what impact these USTs have had on the subject property.

Based on the site reconnaissance, the north adjacent property, KM Food Mart and Gas, has three underground storage tanks (USTs) and appears to be an unregistered UST site with no historical information available on the site's status or condition or if the USTs have had leaks in the past or present. It is not known if these USTs have had an environmental impact on the subject site.

3.1.2 Polychlorinated Biphenyl (PCB)

No pole-transformers were identified on the subject site. Seven pad-mounted transformers were identified located on the east property line. These transformers were not marked with the standard non-PCB labels and therefore it must be assumed that they contain PCB materials. The transformers were all enclosed in steel, locked cases but appeared to be in good condition with no visual evidence of leaks. PCB ballast materials maybe present in the fluorescent lighting fixtures of the site structures. No other PCB materials were identified on the subject site.

3.1.3 Asbestos-Containing Material (ACM)

Materials containing greater than 1 percent asbestos are considered to be "asbestos containing materials" by the U.S. Occupational Safety and Health Administration and the EPA. The use, maintenance, and disposal of asbestos-containing materials are regulated. Although production of asbestos-containing materials was stopped in 1979, stockpiled ACM materials were still distributed.

ECI observed the following materials as suspect asbestos containing materials; roofing, vinyl floor tiles and mastic, linoleum, ceiling tiles and wallboard and plaster. Other ACM materials could also be present onsite that could not be observed. Since a Day Care facility is present onsite an AHERA building inspection should performed to test for any asbestos containing materials.

3.1.4 Lead-Containing Material (LCM)

Due to the age of the site structures it is possible that lead-based paint could be present on exterior and well as interior walls. Since a Day Care facility is present onsite a lead paint survey should be performed to verify the presence or absence of lead.

3.2 Survey of Adjacent Properties

ECI conducted a reconnaissance of the adjacent properties to observe land use in the site vicinity and to evaluate the potential of environmental impacts from surrounding properties at the time of the site reconnaissance. No specific conditions were observed on the east, south or west adjacent properties. Adjacent property descriptions are as follows:

North: 86th Street South and the KM Food Mart and Gas occupy the north adjacent property. There are three USTs present on this site adjacent to 86th Street and the subject site.

East: The east adjacent properties are occupied by multi-family residential properties.

South: The south adjacent properties are occupied by commercial and business properties.

West: The west adjacent properties are occupied by commercial and retail properties.

During the site reconnaissance of the adjacent sites, ECI observed three underground storage tanks present on the north adjacent property. There was no visual evidence that hazardous materials had been spilled or dumped. ECI noted no stained surfaces or any evidence of stressed vegetation. Based on our site reconnaissance and the historical information, it is not expected that current or past uses on the east, south and west adjacent properties have resulted in an adverse environmental impact to the subject site. However, it is not known if the USTs on the north adjacent property have affected the subject site because the north adjacent property is not listed on WDOE UST or LUST lists.

4.0 SITE HISTORY RESEARCH

ECI researched the history of land use activities on and immediately surrounding the subject property to identify former land use that may have adversely affected soil and groundwater. For the purposes of this research, we reviewed the following:

- Aerial photographs dated 1946, 1969, 1979, 1985, 1996, and 2000.
- Historical tax records, USGS Topographic Maps, Sanborn Maps and building records.

4.1 Historical Site Use

In the 1946 photo the subject site appears to be commercial buildings. The 1969 photo indicates several small commercial or retail structures. The 1979 photo shows newly constructed buildings in the present day configuration. The 1985 to 2000 photos show no change to the subject site.

4.2 Historical Off-Site Use

4.2.1 East Adjacent Property

The aerial photo dated 1946 indicates the east adjacent properties as rural residential land and open fields. The 1969 photo shows that the east property was commercial structures. The 1979 and 1985 photos show residential housing added to the commercial properties. The 1996 and 2000 photos show commercial structures only on the east properties.

4.2.2 South Adjacent Property

The aerial photo dated 1946 shows the south adjacent property as commercial property which changed to open fields on the 1969 photo. This property reverted to commercial property in the 1979 through the 2000 photos and remains the same to date.

4.2.3 West Adjacent Property

The aerial photos dated 1946 to 1985 shows this property as commercial and residential structures. The 1996 and 2000 photos show commercial properties present on this property and remained the same type of structures to date.

4.2.4 North Adjacent Property

The aerial photos dated 1946 to 2000 show the north adjacent property retail and residential land. Presently the north adjacent properties consist of a gas station and vacant land.

5.0 REGULATORY AGENCY RECORDS REVIEW

ECI conducted a search of available government records. The search meets the requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00.

Under the currently applicable federal, state, and local regulations, owners of property contaminated by hazardous or regulated substances may be liable for cleanup actions, even though the substances have migrated onto their property from off-site sources. Furthermore, costly cleanup actions may be required under Washington's Model Toxics Control Act (MTCA) if site soils, sediments, surface water, and/or groundwater contain hazardous or regulated substances at levels that exceed MTCA criteria.

5.1 Subject Property

The subject property was identified on the Department of Ecology's Underground Storage Tank Registration list (UST list) as the 'Korean Town Plaza'. The information indicates that at a time in the past there existed six underground storage tanks that were listed with the DOE. The information also indicates that all the tanks were removed but does not show a removal date. There is no historical information on any of the databases reviewed for this project, indicating where the tanks were located or if any environmental testing was performed.

5.2 Surrounding Properties

5.2.1 National Priorities List - NPL

No sites within one mile of the subject property have been identified on the NPL list.

5.2.2 CERCLIS List

No sites within one-half mile of the subject property have been identified on the CERCLIS list.

5.2.3 Hazardous Material Handlers (RCRA Facilities)

No RCRA treatment, storage, or disposal (TSD) facilities are located within one mile of the subject site. None of the adjacent properties are listed as RCRA waste generators.

5.2.4 Toxics Cleanup Program List - (TCP)

There are no TCP sites listed within one mile of the subject property.

5.2.5 Underground Storage Tank List - (UST)

There are no UST sites listed on the present Ecology Registered UST list that are located adjacent to the subject property. However, the north adjacent property, KM Food Mart and Gas, has three, operational underground storage tanks which are not listed on Ecology's Registered UST list. Presently it is unknown what the status of these tanks, if they have leaked or if they have affected the subject site.

5.2.6 Leaking Underground Storage Tank List - (LUST)

There are three LUST sites listed on the present Ecology LUST list that are located within 0.5 miles of the subject property. However a fourth site, the north adjacent property, KM Food Mart & Gas, has three, operational underground storage tanks which are not listed on Ecology's LUST list. Presently it is unknown what the status of these tanks, if they have leaked or if they have affected the subject site. The approximate locations of the LUST sites are shown on Plate 1. Information on the LUST sites follows.

1. Site Name: South Tacoma Honda
 Site Address: 7802 South Tacoma Way
 Tacoma, Washington
 Proximity: 0.5 miles north
 Status: Reported Cleaned Up in 1990

2. Site Name: BP Station No. 11089
 Site Address: 7404 South Tacoma Way
 Tacoma, Washington
 Proximity: 0.4 miles north
 Status: Reported Started Cleanup and
 Monitoring in 1991/2000

3. Site Name: Shell Station No. 47
 Site Address: 8401 South Tacoma Way
 Tacoma, Washington
 Proximity: 0.15 miles north
 Status: Reported Cleaned Up in 1991

4. Site Name: KM Food Mart and Gas
 Site Address: 8533 South Tacoma Way
 Tacoma, Washington
 Proximity: North adjacent property
 Status: Unknown

Due to the direction and locations of LUST sites 1, 2 and 3 in relation to the subject site, these LUST sites do not represent an environmental concern to the subject site. However, since the present status of site 4 is unknown, this site may present an environmental concern to the northwest corner of the subject property.

5.2.7 Landfills - (SWF)

There are no solid waste transfer stations, active landfills, and closed landfills located within one-half mile of the subject site.

6.0 CONCLUSIONS AND RECOMMENDATIONS

ECI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-00 for the subject property. The subject site is located at 8601 / 8629 South Tacoma Way in Tacoma, Washington. ECI has reviewed reasonably ascertainable historical records, environmental records, and regulatory databases. Based on the reviews of this information this environmental site assessment has revealed, that at the time of the assessment, no evidence of Recognized Environmental Conditions that would have an environmental effect on the subject property were observed. However, UST information found on the DOE UST list indicates that at least six USTs existed on the subject site in the past. There is no information on these tanks, when they were removed or if any environmental testing was performed. Based on the site reconnaissance, the north adjacent property, KM Food Mart and Gas, has three operational USTs that are not present on DOE's UST list. There is no information on these USTs or the condition or status or if they have leaked into the subsurface. It is also unknown if these tanks have had an environmental impact on the northwest corner of the subject site. ECI recommends that a Phase II Environmental Site Assessment be performed to evaluate the subsurface conditions in relation to the previous onsite USTs and the impact of the USTs on the north adjacent property on the subject site.

The site reconnaissance also identified possible asbestos containing materials (ACM) and lead containing materials (LCM) in site structures. Since there is a day care facility within the building complex it is recommended that an AHERA asbestos and lead-based paint survey performed to identify the presence of asbestos or lead-based paint, if this type of survey has not been previously performed.

7.0 STANDARD LIMITATIONS

In preparing this report, ECI has reviewed historical records, interviewed public and private individuals as indicated in this document, reviewed regulatory agency files/databases, and observed property and surrounding property conditions. ECI has examined and relied on written documents, and oral statements made by others. ECI has not conducted an independent examination of facts contained in referenced materials and statements. ECI has assumed the genuineness of the documents and the information provided in the documents or statements is true and accurate.

ECI has conducted this project and prepared this report in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. ECI shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time this work was performed. ECI recognizes that facts or conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions described in this report at this time. Conclusions and recommendations were made within the operative constraints of the scope of work, budget, and schedule for this project. This report is not meant to represent a legal opinion. No other warranty, expressed or implied, is made.

This report is intended for the exclusive use of EG&G Technical Services Inc. and their representatives for specific application to the subject property. Any future consultations or other services to third parties, related to this project, requires written authorization from EG&G Technical Services Inc. or their representatives. Any such ECI provided services to third parties is new work requiring formal agreement with the third party and will be performed in accordance with the formal agreement.

Our work did not include sampling and testing of soil, groundwater, surface water, drinking water, asbestos, or radon gas.

8.0 LIST OF REFERENCES

- 1) Emergency Response Notification System (ERNS) Spills Report, (1987 through 1999); U.S. EPA, Region 10, Seattle, Washington.
- 2) U.S. Environmental Protection Agency Region 10, NPL (Superfund) Sites List, July 13, 2000.
- 3) U.S. Environmental Protection Agency Superfund Program, CERCLIS, Region 10, Site Event Listing, December 17, 1999.
- 4) U.S. Environmental Protection Agency RCRA Notifiers List, and RCRA Facilities List, April 5, 2000.
- 5) U.S. Environmental Protection Agency RCRA Treatment, Storage, and Disposal facilities List, June 1, 2000.
- 6) Washington State Department of Ecology Toxic Cleanup Program - Hazardous Sites List February 29, 2000; Confirmed and Suspected Contaminated Sites List, December 31, 2002; and Site Registers, March 21, 2000 through February 18, 2003.
- 7) Washington State Department of Ecology, Listing of Registered Underground Storage Tanks, December 31, 2002.
- 8) Washington State Department of Ecology, Leaking Underground Storage Tank Sites, December 31, 2002.
- 9) Pierce County Health Department, 1995/1996 Solid Waste Permits, Pierce County, Washington, Landfill Dumps, October 1995.
- 10) USGS Topographic Map; South Tacoma Quadrangle, Pierce County, Washington, 7.5 Minute Series (Topographic); US Geological Survey; 1961, Revised 1981.
- 11) Aerial photographs dated 1946, 1969, 1979, 1985 1996 and 2000, Walkers and Associates, Seattle, Washington.
- 12) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; American Society for Testing and Materials (ASTM), 1916 Race Street, Philadelphia, Pennsylvania 19103; Designation: E1527-00, July 2000.

- 13) Historical Tax property records provided by Pierce County Assessor Treasury,
Internet Access, Parcel and Tax Search, February 2003.